

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:

Amendments to Section 23.50.012 of the Seattle Municipal Code to allow water-dependent or water-related research and education facilities of colleges and universities, in new and existing buildings in General Industrial 1(IG1) and General Industrial 2 (IG2) zones within the Ballard/Interbay Northend Manufacturing & Industrial Center.

2. Name of Applicant:

City of Seattle

3. Address and phone number of applicant and contact person:

Department of Planning and Development
P.O. Box 34019
Seattle, WA 98124-4019
Contact: Radhika Nair
(206) 615-1739

4. Date checklist prepared:

May 09, 2012

5. Agency requesting checklist:

City of Seattle

6. Proposed timing or schedule (include phasing if applicable):

The proposed code amendments are expected to be considered by the City Council, with a public hearing in August, 2012 and possible adoption in September, 2012.

7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:

The proposal is a non-project action that is not dependent upon any further action. Other actions affecting regulation for IG1 and IG2 zoned areas in the BINMIC neighborhood may be considered at a later date, but these possible actions are not sufficiently formulated or reasonably possible to include within this SEPA review at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

The proposal applies to a specified area where there are applications pending for governmental approvals, including proposals for private development that are subject to City approval. However, the recommended outcome of this proposal is not expected to substantively alter decision-making on any individual pending application, to the extent such applications would be considered “vested” and subject to review under current codes and regulations.

10. List any governmental approvals or permits that will be needed for your proposal, if known:

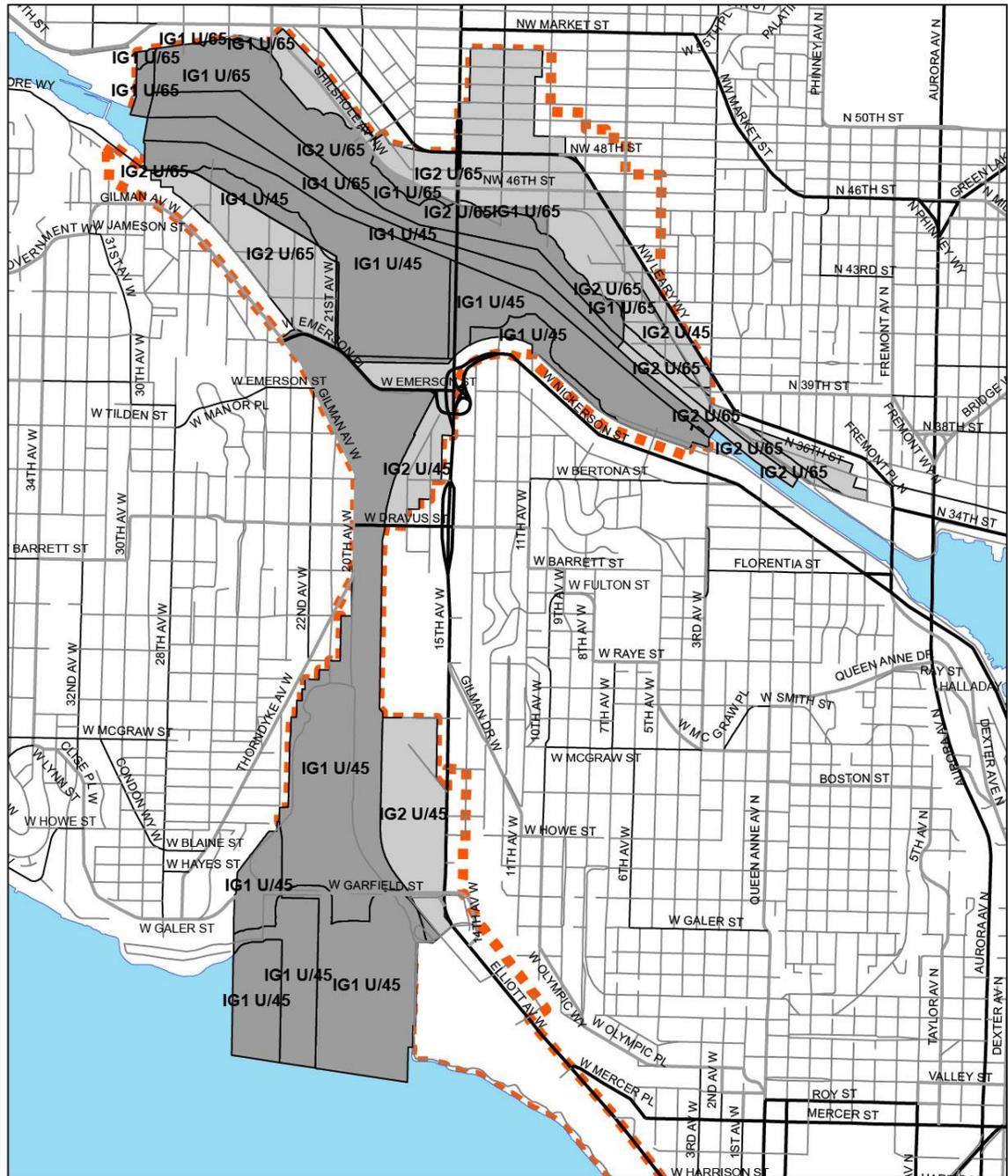
The proposed amendments to the land Use Code will require approval by the City Council prior to their adoption.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

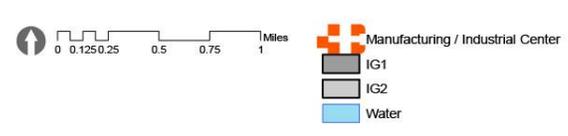
The proposal is a legislative action to amend Land Use Code, Section 23.50.012 (Chart A, permitted and prohibited uses), to allow water- dependent or water-related research and education facilities of colleges and universities in new and existing buildings in General Industrial 1(IG1) and General Industrial 2 (IG2) zones within the Ballard/Interbay Northend Manufacturing & Industrial Center. Anticipated uses include maritime training facilities that offer water-related, water-dependant vocational training.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This is a non-project action. The proposed actions would apply to General Industrial 1(IG1) and General Industrial 2 (IG2) zoned land within the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC). The BINMIC is generally bounded on the North by Salmon Bay and South by Elliott Bay. The Salmon Bay area stretches from the Ballard Locks to Fremont, while the Interbay part of the center is located between Salmon Bay and Elliott Bay. The boundaries of BINMIC and the IG1 and IG2 areas are shown on the map below.



Prepared by:
 Department of Planning
 and Development **November 1, 2011**
 No warranties of any sort, including
 accuracy, fitness for use, or merchantability
 accompany this product.



B. ENVIRONMENTAL ELEMENTS:

1. Earth

- a. **General description of the site: (circle one) Flat, rolling, hilly, steep slopes, mountainous, other:**

The Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC) is relatively flat. The southern portion of the BINMIC is in a flat valley between Queen Anne and Magnolia. The northern portion is also in a valley, but with gently sloping areas up to NW Market Street.

- b. **What is the steepest slope on the site (approximate percent slope)?**

This is a nonproject action and no construction activity is involved. The affected area is relatively flat; the steepest slope in the area is the slope up to NW Market Street from the north end of the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC).

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Soils in the project area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland are present in the planning area. Identification of soil types may occur during project-specific environmental review.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not known at this point. This is a nonproject action and no construction activity is involved.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

This is a nonproject action and no construction activity is involved.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

This is a nonproject action and no construction activity is involved.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

This is a nonproject action and no construction activity is involved.

- h. **Proposed measures to reduce or control erosion, other impacts to the earth, if any:**

None.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood, smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases are anticipated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

This is a nonproject action and no construction activity is involved.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Lake Washington Ship Canal goes through the center of the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC). The Ship Canal connects Lake Washington and Lake Union, and Lake Union to Shilshole Bay and Puget Sound.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a nonproject action and no construction activity is involved.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a nonproject action and no construction activity is involved.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

This is a nonproject action and no construction activity is involved.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

This is a nonproject action and no construction activity is involved.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

This is a nonproject action and no construction activity is involved.

b. Ground

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

This is a nonproject action and no construction activity is involved.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage, industrial, containing the following chemicals... agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a nonproject action and no construction activity is involved.

c. Water Runoff (including storm water)

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a nonproject action and no construction activity is involved.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

No. This is a nonproject action and no construction activity is involved.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

a. Check or circle types of vegetation found on the site:

A variety of vegetation types characteristic of the urban environment can be found within the neighborhood.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

N/A

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

The neighborhood includes a number of species that inhabit urban environments including birds, domestic pets, pigeons and other urban fauna.

birds: hawk, heron, eagle, songbirds, other: raven, pigeons, starlings, gulls and other birds tolerant of urban environments

mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant of urban environments

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None are known. The planning area may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

d. Proposed measures to preserve or enhance wildlife, if any:

None included in proposal. The City of Seattle has many programs, policies and laws that are designed to preserve or enhance wildlife, including critical areas regulations and the Shoreline Management Program, where applicable.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None. This is a nonproject action and no construction activity is involved.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. This is a nonproject action and no construction activity is involved.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe.

This is a nonproject action and no construction activity is involved.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**

This is a nonproject action and no construction activity is involved.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

None.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

None.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**

The affected area includes industrially zoned land (IG1 and IG2) within the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC). The BINMIC is comprised mainly of port and manufacturing uses. The Lake Washington Ship Canal cuts through the center of the BINMIC delineating north and south areas. The northern portion includes the North Pacific fishing fleet, the port at Fisherman's Terminal and numerous businesses serving the fishing industry. Utility and transportation uses, such as the BNSF Railways switching yard, are the other main uses in this portion.

The southern portion of BINMIC is dominated by the Port of Seattle's marine terminal, Terminal 91 (T91). It supports a variety of marine activities such as cargo handling, cold storage warehouses, seafood processing and distribution uses. Pier 86, the Port's grain terminal is also in this area. In addition, Amgen has a regional facility east of T91 and a small cluster of office/technology uses exist along Elliott Avenue, south of Amgen. Adjacent properties are mainly neighborhood commercial uses, and to a smaller extent multi-family uses.

- b. **Has the site been used for agriculture? If so, describe.**

Not within the recent past.

- c. **Describe any structures on the site.**

The affected area includes industrially zoned land (IG1 and IG2) within the Ballard/Interbay Northend Manufacturing & Industrial Center and is comprised of a wide variety of structures used for industrial/warehouse activities.

- d. **Will any structures be demolished? If so, what?**

Not applicable. This is a nonproject action and no demolition or construction activity is involved.

e. What is the current zoning classification of the site?

The affected area is zoned General Industrial 1 (IG1) and General Industrial 2 (IG2).

f. What is the current comprehensive plan designation of the site?

The affected area is within the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC). The BINMIC is designated as an industrial area on the Future Land Use Map.

g. If applicable, what is the current shoreline master program designation of the site?

The current shoreline master program designations of the affected area are Urban Industrial (UI) and Urban Maritime (UM).

h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

Yes. As mapped in the City's critical areas mapping.

i. Approximately how many people would reside or work in the completed project?

None. This is a nonproject action and no construction activity is involved.

j. Approximately how many people would the completed project displace?

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to increase the rate and extent at which residences or businesses are displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans and no measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a nonproject action and no construction activity is involved.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This is a nonproject action and no construction activity is involved.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a nonproject action and no construction activity is involved.

b. What views in the immediate vicinity would be altered or obstructed?

This is a nonproject action and no construction activity is involved.

c. Proposed measures to reduce aesthetic impacts, if any:

This is a non-project proposal.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This is a nonproject action and no construction activity is involved.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This is a nonproject action and no construction activity is involved.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This is a nonproject action and no construction activity is involved.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

IG1 and IG2 zoned areas in the BINMIC contain no public parks. The Gilman playground in the north, Fremont Canal playground in the east and the Interbay Golf course in the south are adjacent to these areas. The water's edge provides open space and some opportunities for recreation.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This is a nonproject action and no construction activity is involved.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

This is a non-project proposal. Individual projects and development subject to the proposed changes to development regulations will also be subject to the City's regulations related to historic and archaeologically significant landmarks, as well as environmental review, if the projects meet or exceed thresholds for environmental review.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

This is a non-project proposal. See the response to item 13a above. Individual projects and development that would utilize the proposed legislation's zoning and development regulation changes would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

- c. **Proposed measures to reduce or control impacts, if any:**

None.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

15th Avenue W and NW connect the north and south portions of the affected area. In addition, the BINMIC is served by four east-west arterials: NW Leary Way (principal arterial), W Nickerson Way (principal arterial), Shilshole Avenue NW (minor arterial) and W Dravus Street (minor arterial). North-south arterials include Gilman Avenue W (minor arterial) and 8th Avenue NW (minor arterial). The other streets in the area provide local access and circulation among arterials.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The area is well served by public transit. Metro bus stops for routes 15, 17 and 18 provide frequent transit service within the BINMIC. The proposed Rapid Ride transit improvements will further increase transit service in the area.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

None. This is a nonproject action and no construction activity is involved.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. (indicate whether public or private).**

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The BINMIC is bounded on the North by Salmon Bay and South by Elliott Bay. The Lake Washington Ship Canal goes through the center of the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC). The Ship Canal connects Lake Washington and Lake Union, and Lake Union to Shilshole Bay and Puget Sound. In addition, the BNSF Railways switching yard is located in the northern portion.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

None. This is a nonproject action and no construction activity is involved.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

No. This is a nonproject action and no construction activity is involved.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

The affected area is well developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access. This is a nonproject action and no construction activity is involved.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

This is a nonproject action and no construction activity is involved.

C. SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

-
- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposed changes would result in no direct impacts, and are unlikely to result in indirect or cumulative impacts related to water, air, noise, or toxic/hazardous substances.

Proposed measures to avoid or reduce such increases are:

None proposed.

- 2. How would the proposal be likely to affect plants, animals, fish or marine life?**

The proposal would not affect plant, animal, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The existing regulatory framework, i.e. the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?

No incompatible uses would be allowed or encouraged by the proposal.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project basis and any land use related impacts identified and mitigated as part of the project's SEPA decision.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not significantly affect demand on transportation or public services/utilities.

Proposed measures to reduce or respond to such demands are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There is no known conflict between the proposal and federal, state or local laws or requirements for protection of the environment.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: _____

Radhika Nair,
Senior Planner

Date Submitted: _____

Reviewed by: _____ Date: _____